| 050.0 | 0004 | 0001.A | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 292,100 | / | 292,100 |
| USE VALUE: | 292,100 | / | 292,100 |
| ASSESSED: | 292,100 | / | 292,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MIRAK ROBERT/CHARLES/EDWARD |
| Owner 2: | TRUSTEES/THIRTY MYSTIC TR |
| Owner 3: | |
| Street 1: | 438 MASS AVENUE SUITE 127 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This Parcel contains 6,520 Sq. Ft. of land mainly classified as Parking Lot

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R6 | APTS LOW | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 337 | 6520.000 | | 10,100 | 282,000 | 292,100 |
| Total Card | 0.150 | | 10,100 | 282,000 | 292,100 |
| Total Parcel | 0.150 | | 10,100 | 282,000 | 292,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 35009 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 03/19/09 |

## PREVIOUS ASSESSMENT

Parcel ID: 050.0-0004-0001.A

!4213!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 337 | FV | | 10100 | 6,520. | 277,100 | 287,200 | 287,200 | Year End Roll | 12/18/2019 |
| 2019 | 337 | FV | | 10500 | 6,520. | 260,800 | 271,300 | 271,300 | Year End Roll | 1/3/2019 |
| 2018 | 337 | FV | | 10500 | 6,520. | 228,200 | 238,700 | 238,700 | Year End Roll | 12/20/2017 |
| 2017 | 337 | FV | | 10500 | 6,520. | 179,300 | 189,800 | 189,800 | Year End Roll | 1/3/2017 |
| 2016 | 337 | FV | | 10500 | 6,520. | 179,300 | 189,800 | 189,800 | Year End | 1/4/2016 |
| 2015 | 337 | FV | | 10800 | 6,520. | 163,000 | 173,800 | 173,800 | Year End Roll | 12/11/2014 |
| 2014 | 337 | FV | | 10800 | 6,520. | 163,000 | 173,800 | 173,800 | Year End Roll | 12/16/2013 |
| 2013 | 337 | FV | | 10800 | 6,520. | 163,000 | 173,800 | 173,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 19:16:10 |

## LAST REV

| Date | Time |
|---|---|
| 05/10/12 | 18:39:33 |
| ekelly | |
| 4213 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 35009 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MIRAK ROBERT/ET | 28583-216 | | 5/5/1998 | Family | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/19/2009 | Meas/Inspect | 197 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 337 | Parking Lot | | 6520 | 52,355 | Sq. Ft. | Site | | 0 | 43.25 | 1.00 | CG | | | | | | | | | 281,990 | | | | | | 282,000 | |

| Total AC/HA: | 0.14968 | Total SF/SM: | 6520 | Parcel LUC: | 337 | Parking Lot | Prime NB Desc: | COMM GD | Total: | 281,990 | Spl Credit | | Total: | 282,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | |
| Sty Ht: | |
| (Liv) Units: | Total: |
| Foundation: | |
| Frame: | |
| Prime Wall: | |
| Sec Wall: | % |
| Roof Struct: | |
| Roof Cover: | |
| Color: | |
| View / Desir: | |

## GENERAL INFORMATION

| | |
|---|---|
| Grade: | |
| Year Blt: | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdict: | Fact: . |
| Const Mod: | |
| Lump Sum Adj: | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | |
| Prim Int Wall | |
| Sec Int Wall: | % |
| Partition: | |
| Prim Floors: | |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | |
| Insulation: | |
| Int vs Ext: | |
| Heat Fuel: | |
| Heat Type: | |
| # Heat Sys: | |
| % Heated: | % AC: |
| Solar HW: | Central Vac: |
| % Com Wall | % Sprinkled: |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 0.0 % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | | 0 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 16.0000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMMENTS

DSS PARKING LOT; FACTOR W/LOTS 2 AND 5A.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | | # Units: |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Totals | RMs: | | BRs: | Baths: | HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | |
|---|---|---|---|---|
| Net Sketched Area: | | | Total: | |
| Size Ad | | Gross Are | | FinArea |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

PARCEL ID: 050.0-0004-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85 | Paving | D | Y | 1 | 5000 | A | AV | 1995 | 2.50 | T | 19.2 | 337 | | | 10,100 | | | 10,100 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 10,100 | Total Special Featues: | | Total: 10,100 |